

Memorandum

TO: Honorable Mayor and
City Council

FROM: Del D. Borgsdorf
Terry Roberts

**SUBJECT: NEW SAN JOSE CIVIC CENTER
STATUS OF BID AWARDS**

DATE: 01-31-03



INFORMATION

BACKGROUND

On September 10, 2002, the City Council authorized the City Manager to award all necessary construction contracts for the New Civic Center Project for an aggregate amount up to \$192 million.

This report covers construction bid awards, pending awards and an overview of general construction activities.

BID AWARD SUMMARY

The most recent bids received for the New Civic Center were opened between December 5, 2002 and January 23, 2003. These bids totaled \$23.1 million and were approximately \$2.1 million below the budget of \$25.2 million for this work. The following is a summary of these bids:

The Foundation Waterproofing contract has been awarded to Western Roofing. This contract provides the complete waterproofing system for the basement walls and subgrade garage floor, basement perimeter walls, elevator and sump pits.

The Tower Crane contract has been awarded to Bigge Crane. This contract includes the assembling and use of the crane, complete with its own foundation, for the erection of steel and lifting of concrete needed for construction of the tower and Rotunda structures.

The Elevator contract has been awarded to Kone. This contract provides all passenger and freight elevators for the entire project.

L. Thompson

The Plumbing contract was awarded to KDS Plumbing. This contract includes the complete plumbing system for the Tower, Council Wing and Rotunda. The contract also includes piping for future use of Recycle water.

The Electrical contract was awarded to Rosendin Electric. This contract provides a complete electrical system for the core and shell of the Tower, Council Wing and Rotunda. This includes the main switchgear, distribution systems, lighting and emergency power.

The General Requirements contract was awarded to McClone. This contract provides such items as site clean-up, site coordination, sanitary facilities, construction signage, traffic barriers and perimeter fencing for the duration of construction.

BID AWARD SUMMARY

The following chart is a summary of all bids that have been awarded to date.

Bid Package	Contractor	Bid	Budget	Variance	% Difference
Recent Bids:					
Foundation Waterproofing	Western Roofing	\$1,382,275	\$1,211,696	170,579	14.1%
Tower Crane	Bigge Crane	\$944,380	\$1,077,000	(132,620)	(12.3%)
Elevators	Kone	\$4,032,186	\$4,253,000	(220,814)	(5.2%)
Plumbing	KDS	\$3,056,240	\$3,187,000	(130,760)	(4.1%)
Electrical	Rosendin	\$11,542,400	\$13,183,000	(1,640,600)	(12.4%)
General Requirements	McClone	\$2,111,738	\$2,237,000	(125,262)	(5.6%)
TOTAL:		\$23,069,219	\$25,148,696	(2,079,477)	(8.3%)
Previous Awards:					
Reported Awards		\$57,735,357	\$63,981,000	(6,245,643)	(9.8%)
Adjustment for Alternates			(\$430,000)	430,000	
GRAND TOTAL:		\$80,804,576	\$88,699,696	(7,895,120)	(8.9%)

This table represents the value of contracts awarded to date. The first eleven awarded contracts are approximately \$7.9 million below the budget and staff is continuing to seek savings with value engineering efforts. Actual project costs will vary as work occurs over the duration of the project. While cost savings have been made to date we still have approximately \$82 million to be awarded on the project and contingencies and accrued savings may be needed to cover costs that could arise as bidding and construction progress.

Adjustment for alternates of \$430,000 reconciles work activity that was originally reported in the Structural Steel bid. These alternates included temporary electrical power and a mobile crane for erecting structural steel. Both of these items have been included in other bid packages and the corresponding dollar amounts have been re-budgeted to those bid packages.

CONSTRUCTION ACTIVITIES

Excavation work was completed at the end of December 2002, and indicator pile driving began on December 31, 2002. Production pile driving is scheduled to begin early February, 2003 with an expected completion date of June 2003. In an effort to keep the community informed, notices have been and will be sent to the area residents and businesses at key times during construction to keep them apprised of work progress.

Also during February, concrete pile caps will be poured, providing anchorage for the pile foundation columns as well as a base for garage level structural columns. Waterproofing work will also begin in February as the site is prepared for the placing of foundation concrete.

Continuing value engineering is being conducted on the entire project with current special emphasis on the curtainwall design, including the sunscreen on the western face of the office tower and the rotunda.

UPCOMING CONTRACT AWARDS

Multiple contracts are currently being advertised for award during the month of February. These bids include stairs and rails, metal deck, fire protection, security guard, mechanical, exterior maintenance systems, plaza structural deck and architectural concrete. The project team continues to look for ways to adjust the construction work plan to produce the best results for schedule and budget. This is being accomplished by value engineering efforts, contract packaging and the use of alternative component bidding.

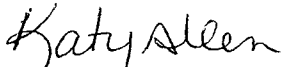
01-31-03


Subject: New Civic Center Status of Bids Awards

Page 4

CONCLUSION

The project remains on schedule for completion in early 2005 and is approximately \$7.9 million under budget. The first quarterly status report will be presented to the Council in February 2003.


for TERRY ROBERTS
Deputy City Manager


DEL D. BORGS DORF
City Manager

GDT:mf/jb

g: civctr/012903CSJ_NCC Bid Award